



REBUILD HOUSTON STREET AND DRAINAGE



FLOODING & DRAINAGE COMMITTEE

REBUILD HOUSTON: STREET AND DRAINAGE BACKGROUND

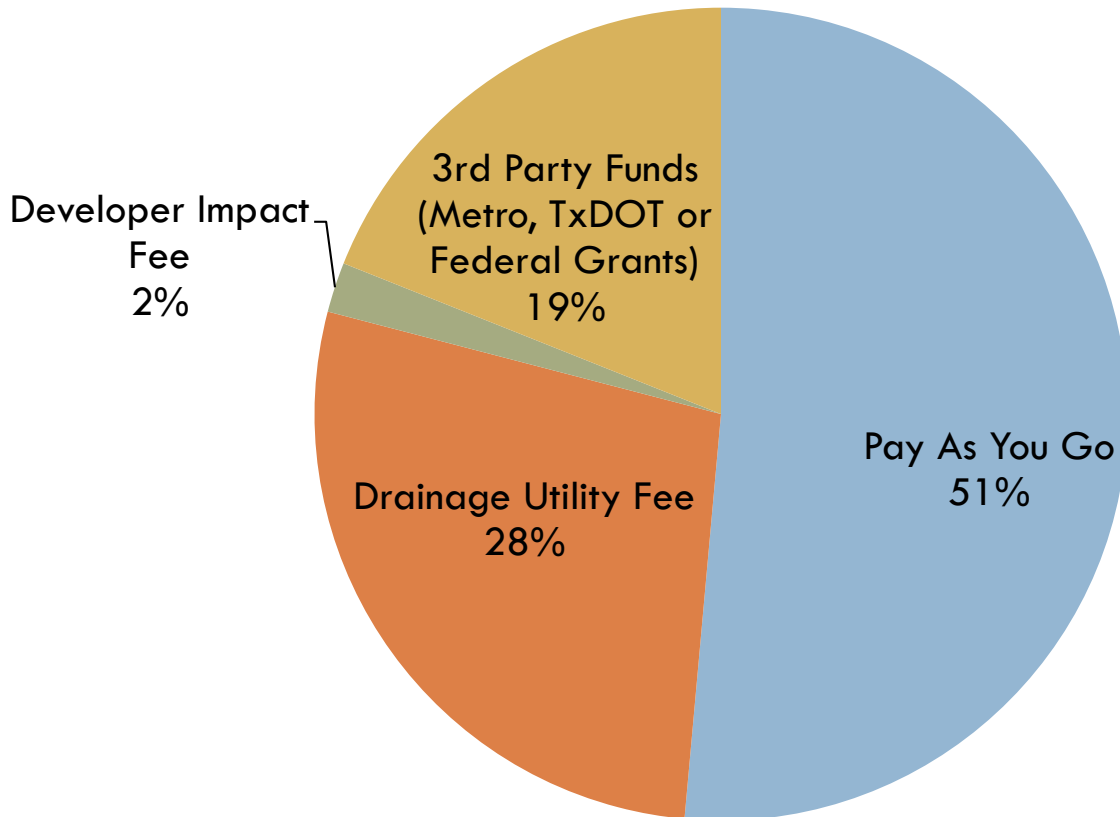
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- ❑ November 2, 2010 – Houston voters pass Proposition 1 which requires:
 - ❑ Amendment of City Charter to-create a “Dedicated Pay-As-You-Go Fund for Drainage and Streets.”
 - ❑ Inclusion of the following funding sources:
 - ❑ Developer impact fees for drainage and streets
 - ❑ Drainage charges initially set at levels to generate at least \$125 million annually
 - ❑ 11.8¢ of the City’s property tax
 - ❑ Proceeds from Metro, TxDOT, federal, other contracts or grants
- ❑ Prohibition on the use of debt funding
- ❑ Implementation by July 1, 2011

DEDICATED STREET AND DRAINAGE FUNDING SOURCES

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Rebuild Houston Horizon Funding Sources



REBUILD HOUSTON: STREET AND DRAINAGE FAIRNESS DOCTRINE

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- ❑ Only properties receiving drainage services will pay drainage charges
- ❑ Properties exempt from a drainage fee will be only those required to be exempt by state law
- ❑ No one sector subsidizing another
(residential/commercial/industrial/other)
- ❑ All properties will be charged on the basis of their amount of impervious area

REBUILD HOUSTON: STREET AND DRAINAGE

KEY DEFINITIONS

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❑ ***Benefitted Property***

- ❑ A lot or tract to which drainage service is made available.

❑ ***Impervious Surface***

- ❑ An area compacted or covered such that it does not readily absorb water or does not allow water to percolate through to undisturbed underlying soil strata.

❑ ***Notification Letter***

- ❑ The letter mailed by the City to every user, informing the user of the exact drainage charge the user shall be billed per year.

❑ ***Drainage Utility***

- ❑ Local Government Code, Ch. 552, is Texas Municipal Drainage Utility Systems Act

REBUILD HOUSTON: STREET AND DRAINAGE TOOLS USED

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- ❑ Color Aerial Imagery (orthogonally corrected)
- ❑ Color Infrared Imagery
- ❑ ERDAS Software
- ❑ Oblique-Derived Building Footprint Polygons
- ❑ HCAD
 - ❑ Parcel Boundaries
 - ❑ PRI Data (primary floor sq. ft.)
 - ❑ Owner Data
 - ❑ State Exception Classifications

REBUILD HOUSTON: STREET AND DRAINAGE

CALCULATION OF DRAINAGE CHARGE

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□ **Example:**

□ **Residential curb and gutter street**

- Typical lot size: 5,000 sq ft
- Typical house ground floor/garage/driveway: 1,875 sq. ft. (impervious cover)
- Monthly fee: $(1,875 \times \$\underline{.032})/12 = \5.00

□ **Open ditch street**

- Typical lot size: 5,000 sq ft
- Typical house ground floor/garage/driveway: 1,875 sq. ft. (impervious cover)
- Monthly fee: $(1,875 \times \$\underline{.026})/12 = \4.06

□ **Commercial/Industrial properties**

- Fee calculated to be $(\text{hard areas sq. ft.} \times \$\underline{.032})/12$

REBUILD HOUSTON: STREET AND DRAINAGE “CREDITS”

DEFINITION IMPERVIOUS SURFACE

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- Calculation of impervious surface may be adjusted by the director based on utilization of specific storm water management techniques on the benefitted property.
- Examples of techniques for possible adjustment of determination are:
 - ▣ Porous pavement (based on demonstrated infiltration rate exceeding minimum standard)
 - ▣ Infiltration trenches (with capacity exceeding Chapter 9 mitigation standards)
 - ▣ Rain barrels

REBUILD HOUSTON: STREET AND DRAINAGE

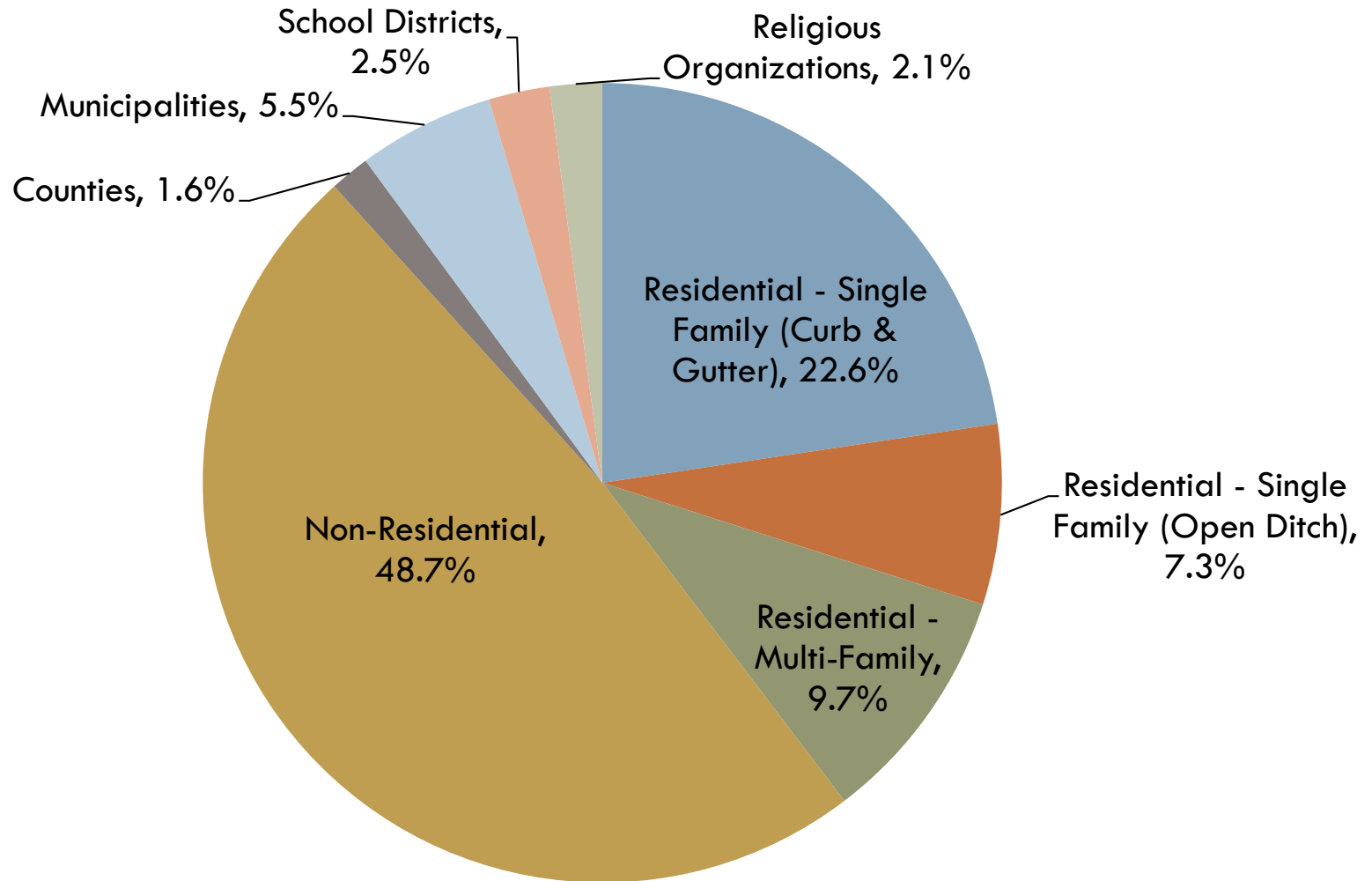
STATE OF TEXAS DRAINAGE CHARGES

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- Eight of the ten largest Texas cities have drainage charges, with Corpus Christi and Amarillo not currently having drainage charges
 - ▣ Houston
 - ▣ Dallas
 - ▣ San Antonio
 - ▣ Austin
 - ▣ El Paso
 - ▣ Fort Worth
 - ▣ Lubbock
 - ▣ Abilene
- For cities with a drainage charge, only Austin and Lubbock exempt schools. El Paso has a 10% discount for schools
- None of the 8 cities exempt churches

REBUILD HOUSTON: STREET AND DRAINAGE DISTRIBUTION OF IMPERVIOUS COVER

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REBUILD HOUSTON: STREET AND DRAINAGE IMPACT OF EXEMPTIONS

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| | No Exemptions | Scenarios (Exemptions Allowable by State Law) | | | | | | |
|--|-------------------------|---|--------|--------|--------|--------|--------|--------|
| | | A | B | C | D | E | F | G |
| Single Family Residential, Open Ditch | 2.60 ¢ | 2.67 ¢ | 2.67 ¢ | 2.67 ¢ | 2.73 ¢ | 2.71 ¢ | 2.74 ¢ | 2.80 ¢ |
| All Other Properties | 3.20 ¢ | 3.28 ¢ | 3.29 ¢ | 3.28 ¢ | 3.36 ¢ | 3.34 ¢ | 3.38 ¢ | 3.44 ¢ |
| Percent Increase if Exemptions Allowed | | 2.5% | 2.8% | 2.5% | 4.8% | 4.4% | 5.5% | 7.5% |
| Exemptions Allowable by State Law | Counties | ● | | | ● | ● | | ● |
| | School Districts | | ● | | ● | | ● | ● |
| | Religious Organizations | | | ● | | ● | ● | ● |

| Exemption Scenario | Example Monthly Bill for Single Family House (1,875 square feet of Impervious Surface on a 5,000 sf lot) | | | | | | | |
|--------------------|---|---------|---------|---------|---------|---------|---------|---------|
| | No Exemptions | A | B | C | D | E | F | G |
| Open Ditch | \$ 4.06 | \$ 4.17 | \$ 4.17 | \$ 4.17 | \$ 4.27 | \$ 4.23 | \$ 4.28 | \$ 4.38 |
| Curb & Gutter | \$ 5.00 | \$ 5.13 | \$ 5.14 | \$ 5.13 | \$ 5.25 | \$ 5.22 | \$ 5.28 | \$ 5.38 |

REBUILD HOUSTON: STREET AND DRAINAGE BILLING/APPEALS

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- ❑ Billing
 - ❑ On existing water bill (annual charge ÷ number of billing cycles per year)
 - ❑ Billing on separate bill
- ❑ W.A.T.E.R Fund
 - ❑ As of July 1, 2011, this charitable fund established to assist low income residents may be used for water, sanitary sewer and drainage bills
- ❑ Appeals can be made online or in writing using the appropriate form
- ❑ Documentation should be presented in the form of a drawing with precise measurements and an affidavit

REBUILD HOUSTON: STREET AND DRAINAGE OVERSIGHT COMMITTEE

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□ Committee

- The Mayor and Council will appoint an oversight committee, including stakeholders with significant experience in construction, engineering, finance, etc.
- Appointees WILL NOT be city employees
- Appointees WILL NOT be drawn from contractors, engineers or firms participating in the street and drainage program

□ Oversight

- Members will advise on project priorities and process

REBUILD HOUSTON: STREET AND DRAINAGE PRINCIPLES FOR PROJECTS

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- Reduce the risk of flooding
- Improve mobility and road safety
- Address areas of greatest need first (**worst first**)

REBUILD HOUSTON: STREET AND DRAINAGE PROGRAM CATEGORIES & COMPONENTS

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Street and Traffic

Major Thoroughfares & Collectors

Local Non-Residential Street

Local Residential Streets

Single Purpose Projects

Intersections

Pedestrian/Bicycle

Access Management

Neighborhood Traffic Mgmt.

Railroad Safety and Quiet Zones

Storm Drainage

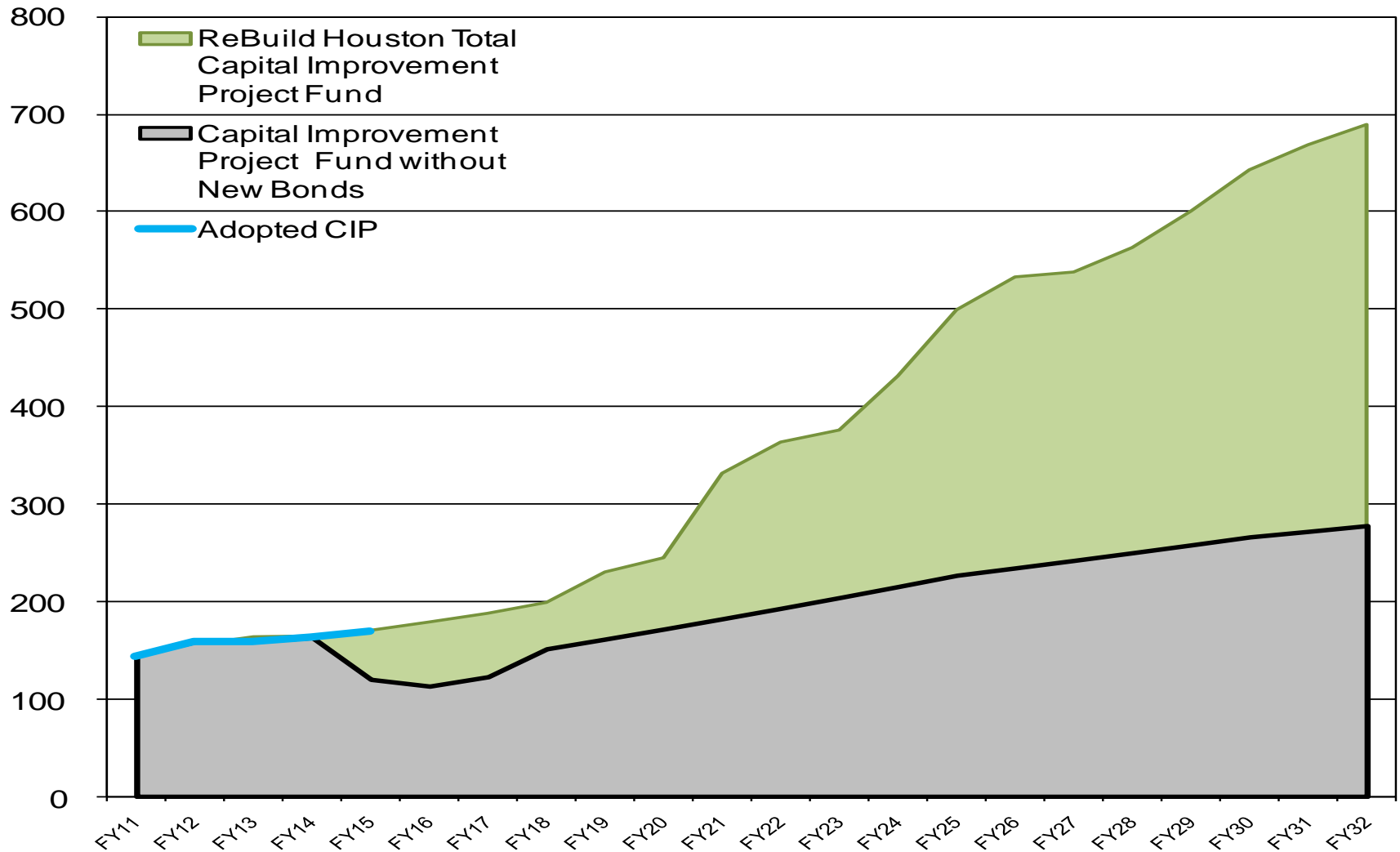
Major Storm Drainage

Neighborhood/Area Storm Drainage

Local Drainage

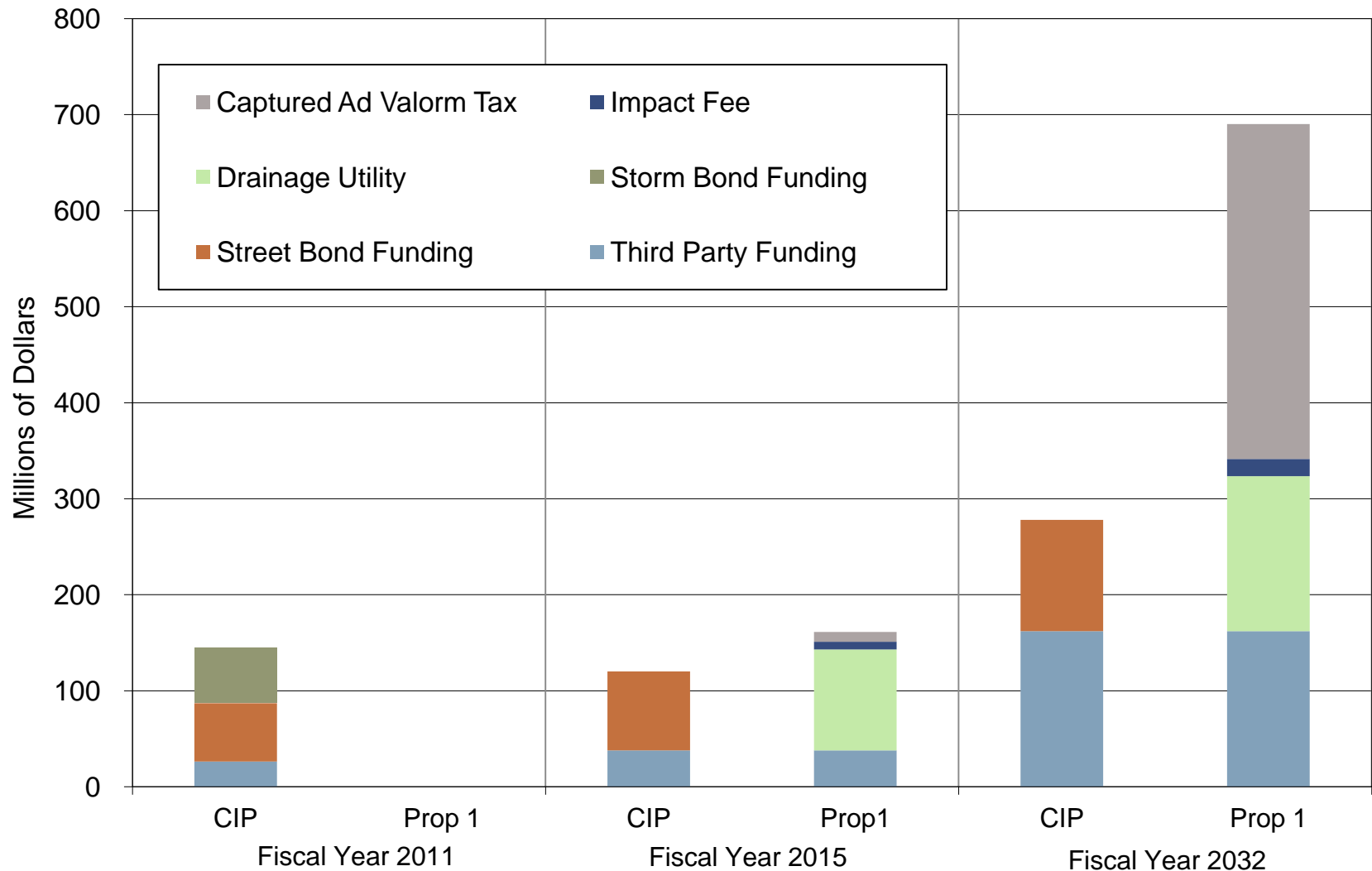
REBUILD HOUSTON: STREET AND DRAINAGE CIP FUNDING OVERVIEW

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REBUILD HOUSTON: STREET AND DRAINAGE COMPARISON OF CIP FUNDING

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REBUILD HOUSTON: STREET AND DRAINAGE CIP TRANSITION FY11- FY15 to FY12 - FY16 & BEYOND

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- ❑ FY12- FY16 Update
 - ❑ Maintain previous commitments for FY12 through FY15
 - ❑ New Candidate Projects (FY16)
 - Construction associated with existing design commitments
 - Design Starts
 - ❖ Next Phases of existing projects
 - ❖ Streets from Street Surface Assessment Vehicle (SSAV) results
 - ❖ SWEET Priorities from on-going Feasibility Assessments
- ❑ Feasibility Assessments included annually for storm and street infrastructure categories
- ❑ FY13- FY17 & Beyond

REBUILD HOUSTON: STREET AND DRAINAGE PUBLIC INFO AND INPUT

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- ❑ How do I get more information?
 - ❑ City of Houston website – www.houstontx.gov
 - Council District CIP Meetings (February & March)
 - Adopted CIP
 - New ReBuild Houston Website – rebuildhouston.org
- ❑ How do I provide input to ReBuild Houston?
 - ❑ Council District CIP Meetings
 - ❑ Rebuild Houston Website – www.rebuildhouston.org
 - ❑ 3-1-1 Service Helpline

REBUILD HOUSTON: STREET AND DRAINAGE QUESTIONS

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www.rebuildhouston.org